067.A	0002	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	628,300	/	628,300
USE VALUE:	628,300	/	628,300
ASSESSED:	628,300	/	628,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
155		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOZINA MICHAEL J & ENGJELLUSHE
Owner 2:	
Owner 3:	
Street 1:	155 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MADHERE MARIE N -
Owner 2:	-
Street 1:	155 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .146 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1613 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6341.000	243,900		384,400	628,300
Total Card	0.146	243,900		384,400	628,300
Total Parcel	0.146	243,900		384,400	628,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.57 | /Parcel: 389.57

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	128490
GIS Ref	
GIS Ref	
Insp Date	03/22/19

!5779!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 067.A-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	243,900	0	6,341.	384,400	628,300		Year end	12/23/2021
2021	101	FV	236,500	0	6,341.	384,400	620,900		Year End Roll	12/10/2020
2020	101	FV	236,500	0	6,341.	384,400	620,900	620,900	Year End Roll	12/18/2019
2019	101	FV	225,300	0	6,341.	384,400	609,700	609,700	Year End Roll	1/3/2019
2018	101	FV	225,300	0	6,341.	258,100	483,400	483,400	Year End Roll	12/20/2017
2017	101	FV	225,300	0	6,341.	247,100	472,400	472,400	Year End Roll	1/3/2017
2016	101	FV	225,300	0	6,341.	225,200	450,500	450,500	Year End	1/4/2016
2015	101	FV	212,700	0	6,341.	181,200	393,900	393,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:45:25

LAST REV

Date	Time
02/11/21	09:42:13
danam	

PAT ACCT. 5779

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MADHERE MARIE N	71942-556	1	11/29/2018		642,500	No	No		
MADHERE PATRICK	57006-374		6/17/2011	Convenience	99	No	No		
BARIL YVES M/LA	48081-9		8/30/2006		431,000	No	No		
DESHLER RAYMOND	35160-275		3/26/2002		293,000	No	No		
DESHLER RAYMOND	22021-140		5/11/1992		1	No	No		A

USER DEFINED

Prior Id # 1:	128490
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/15/2020	1601	Solar Pa	8,402	C				
9/22/2020	1127	Siding	29,018	C				
8/25/2020	963	Re-Roof	9,760	C				
5/20/2019	676	New Wind	7,650	C				
10/7/2009	957	Re-Roof	9,598					
10/18/2002	904	Renovate	26,000					RENO ENTIRE BACK S

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	SQ Returned	JO	Jenny O
3/22/2019	Inspected	DGM	D Mann
10/2/2018	MEAS&NOTICE	CC	Chris C
2/9/2009	Meas/Inspect	189	PATRIOT
12/13/1999	Mailer Sent		
12/9/1999	Measured	163	PATRIOT
7/26/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6341		Sq. Ft.	Site		0	70.	0.87	11			Med. Tr	-10					384,446						384,400	

Total AC/HA:	0.14557	Total SF/SM:	6341	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	384,446	Spl Credit		Total:	384,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	98600
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	331407
Depreciation:	87491
Depreciated Total:	243915

COMMENTS

OF=2ND SINK & BIDET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

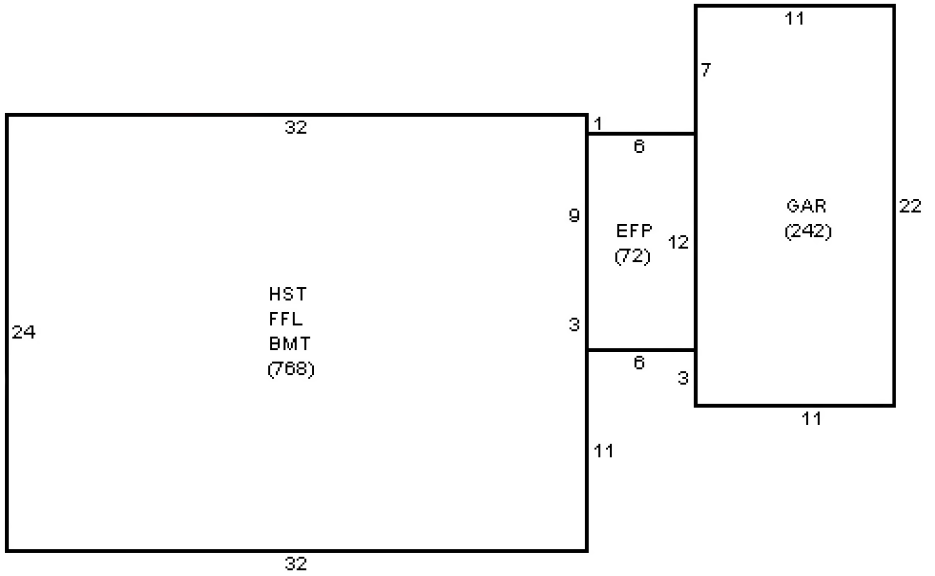
No Unit	RMS	BRS	FL
1	6	4	M
Totals			
1	6	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.49
Special Features:	0	Val/Su Net:	109.18
Final Total:	243900	Val/Su SzAd	211.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	66.330	50,940
FFL	First Floor	768	148.490	114,037
HST	Half Story	384	148.490	57,018
GAR	Garage	242	25.330	6,129
EFP	Enclos Porch	72	65.030	4,682

Net Sketched Area:	2,234			Total:	232,806
Size Ad	1152	Gross Area	2618	FinArea	1613

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.A-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	